

# 82-204 197 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B 02.3.C.1 to permit a side yard setback of 17 feet instead of the required 30 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We have a need for a large family room, the existing room on this side of our house is 8 feet by 25 feet. We would like to expand it to 18 feet by 25 feet. This is the only direction that is economically feasible.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, of we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):

Paul Gerard Riesner  
(Type or Print Name)  
Signature

Paul Gerard Riesner  
(Type or Print Name)  
Signature

Karen Ann Riesner  
(Type or Print Name)  
Signature

Karen Ann Riesner  
(Type or Print Name)  
Signature

Address  
City and State

22 Dutton Ave.  
Catonsville, Md.  
21228

Address for Petitioner:  
City and State

22 Dutton Ave.  
Catonsville, Md.  
21228

Address  
City and State

22 Dutton Ave.  
Catonsville, Md.  
21228

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Same as above

City and State

Same as above

Attorney's Telephone No.:

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

9th

of February 19 82, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of April 19 82, at 9:30 o'clock

at 9:30 o'clock

A.M.

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## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mrs. & Mr. Paul G. Riesner  
22 Dutton Avenue  
Baltimore, Md. 21228

RE: Item No. 137  
Petitioner - Paul G. Riesner, et ux  
Variance Petition

Dear Mr. & Mrs. Riesner:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

H-W Key Sheet  
10 SW 26 & 27 Pcs. Sheets  
SW 3 G Topo  
100 Tax Map

HARRY J. PISTEL, P.E.  
DIRECTOR

March 9, 1982

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #137 (1981-1982)  
Property Owner: Paul G. & Karne A. Riesner  
N/W corner Dutton Avenue and Dutton Court  
Acres: 70/65 x 135/125 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 18 and part of Lot 17, plat of "Dutton Court", recorded W.P.C. 6, Folio 68.

Highways:

Dutton Court and Dutton Avenue, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 40 and 50-foot rights-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 6-inch water mains and 8-inch public sanitary sewerage in each of these roads.

Very truly yours,

Robert A. Wimbly  
Bureau of Public Services

RAM:EAM:FWH:se  
cc: Jack Wimbley

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning

Date: February 19, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #137 - Paul G. & Karne A. Riesner
- Item #139 - Frederick & Sharon Leavitt
- Item #141 - Kenneth W. & Sharon A. Daniels
- Item #142 - Edward E. & Louise Smith
- Item #144 - L. Glen & Patricia D. Rock
- Item #147 - James W. & Margaret I. Paul
- Item #148 - Paul J. & Ruth A. Glace
- Item #151 - Harry S. & Dorothea S. Cook
- Item #152 - Norbert Muench
- Item #153 - Evan F. & Nancy J. Evans

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1982

FROM: Charles E. (Ted) Burnham

SUBJECT: Meeting of February 9, 1982

ITEM NO. 91 Revised See Comments  
ITEM NO. 5 Revised No further comments - Cycle II  
ITEM NO. 134 See Comments  
ITEM NO. 135 Standard Comment  
ITEM NO. 136 Standard Comments  
ITEM NO. 137 Standard Comments  
ITEM NO. 138 See Comments  
ITEM NO. 139 Standard Comments  
ITEM NO. 140 See Comments  
ITEM NO. 141 No Comments  
ITEM NO. 142 See Comments

Charles E. (Ted) Burnham  
Plans Review Chief

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubet, Superintendent

Towson, Maryland - 21204

Date: February 9, 1982

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: February 9, 1982

RE: Item No: 134, 135, 136, 137, 138, 139, 140, 141, 142  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich  
Department of Planning

WNP/bp



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-0211

NORMAN E. GERBER  
DIRECTOR

March 25, 1982

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #137, Zoning Advisory Committee Meeting, February 9, 1982, are as follows:

Property Owner: Paul G. & Karne A. Riesner  
Location: NW corner Dutton Avenue and Dutton Court  
Acres: 70/65 X 135/125  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development

JLW:sh

ORDER RECEIVED FOR FILING

DATE April 9, 1982

FILED

Mr. & Mrs. Paul G. Riesner  
22 Dutton Avenue  
Baltimore, Md. 21228

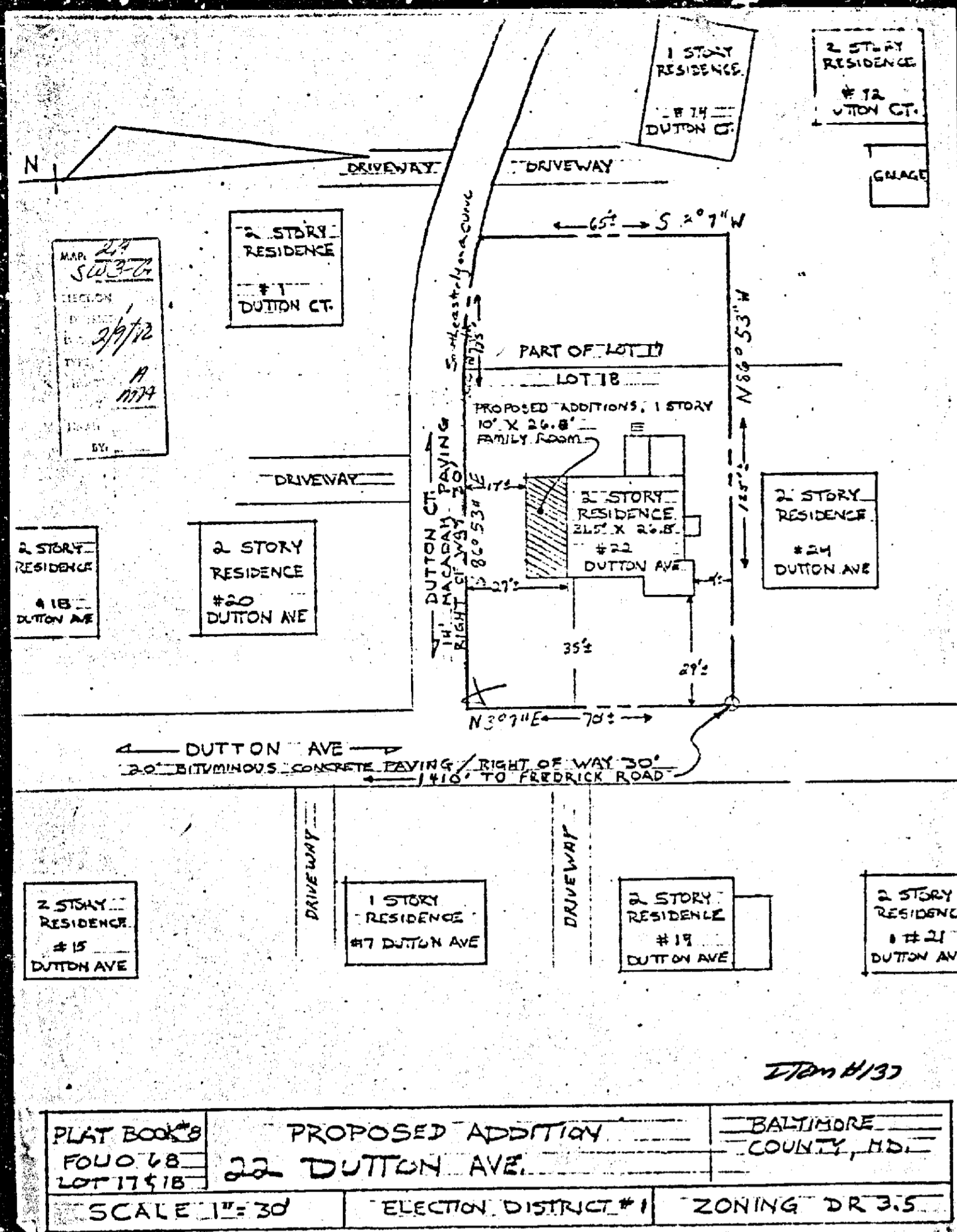
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of February 1982.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Paul G. Riesner, et ux  
Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee





# DESCRIPTION

Beginning at a point on the northwest corner of Dutton Avenue and Dutton Court, and running the following courses and distances, North 03° 07' East 70 feet; North 86° 53' West 125 feet; South 03° 07' West 65 feet; thence southeasterly on a curve to the east with an arc length of 125 feet to the place of beginning. Being part of Lot 17 and Lot 18 as shown in Plat Book W.P.C. 8, Folio 68. Otherwise known as 22 Dutton Avenue, in the 1st Election District.



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

April 8, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of February 9, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 134 to 142.

Sincerely,

*Michael S. Flanigan*  
Michael S. Flanigan,  
Engineering Associate II

MSF/r1j

137  
Riesner  
4/1  
82-212-A  
Thurs

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Date: March 23, 1982  
Subject: Zoning Petition No. 82-212-A

There are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber per J. H. Howell*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:rmc

## PETITION FOR VARIANCE

1st DISTRICT

ZONING: Petition for Variance  
LOCATION: Northwest corner of Dutton Avenue & Dutton Court  
DATE & TIME: Thursday, April 1, 1982, at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 1 foot instead of the required 30 feet

The Zoning Regulation to be excepted as follows:  
1B02.3.C.1 - Minimum side yard setback in a D.R. 3.5 Zone

Being the property of Paul Gerard Riesner, et ux as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 1, 1982, at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

March 23, 1982

Mr. and Mrs. Paul G. Riesner  
22 Dutton Avenue  
Catonsville, Maryland 21228

RE: Petition for Variance  
NW cor. of Dutton Ave. & Dutton Ct.  
Case #82-212-A

Dear Mr. and Mrs. Riesner:

This is to advise you that \$44.05 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 3/29/82 ACCOUNT 01-661

AMOUNT \$ 44.05

RECEIVED Paul G. Riesner  
for Posting and advertising costs for Case #82-212-A

2802 MAR 30

44.05

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE  
1st DISTRICT  
ZONING: Petition for Variance  
LOCATION: Northwest corner of Dutton Avenue & Dutton Court  
DATE & TIME: Thursday, April 1, 1982, at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Variance to permit a side yard setback of 1 foot instead of the required 30 feet.  
The Zoning Regulation to be excepted as follows:  
1B02.3.C.1 - Minimum side yard setback in a D.R. 3.5 Zone.  
Beginning at a point on the northwest corner of Dutton Avenue and Dutton Court, and running the following courses and distances: North 03° 07' East 70 feet; North 86° 53' West 125 feet; South 03° 07' West 65 feet; thence southeasterly on a curve to the east with an arc length of 125 feet to the place of beginning. Being part of Lot 17 and Lot 18 as shown in Plat Book W.P.C. 8, Folio 68. Otherwise known as 22 Dutton Avenue, in the 1st Election District.  
Being the property of Paul Gerard Riesner, et ux as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, April 1, 1982, at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Mar. 23, 1982

## DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., March 11, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the day of April, 1982, the first publication appearing on the 11th day of March, 1982.

THE JEFFERSONIAN  
*L. Leank Smith*  
Manager.

Cost of Advertisement, \$ 19.75

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Office of  
**PATUXENT**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

MARCH 11 19 82

THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR VARIANCE  
DUTTON AVENUE  
A-3798

was inserted in the following:  
☒ Catonsville Times  
☐ Arbutus Times  
weekly newspapers published in Baltimore County, Maryland  
once a week for ONE successive weeks before  
the 13 day of MARCH 19 82, that is to say,  
the same was inserted in the issues of

MARCH 11, 1982

#1980

PATUXENT PUBLISHING CORP.  
By Margaret Dunn

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland *F2-212-A*

District 1st Date of Posting 3-11-82  
Posted for: Variance  
Petitioner: Paul Gerard Riesner et ux  
Location of property: NW/Corner of Dutton Ave. and Dutton Ct.  
Location of Signs: NW Corner of Dutton Ave. and Dutton Ct.  
Remarks: \_\_\_\_\_  
Posted by [Signature] Date of return: 3-11-82  
Number of Signs: 1



Mr. and Mrs. Paul G. Riesner  
22 Dutton Avenue  
Catonsville, MD 21228

March 2, 1982

**NOTICE OF HEARING**

Petition for Variance  
NW/Corner of Dutton Ave. & Dutton Ct.  
Case #82-212-A  
TIME: 9:30 A.M.  
DATE: Thursday, April 1, 1982  
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,  
TOWSON, MARYLAND

[Signature]  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 22nd day of January, 1982.

Filing Fee \$25.00

Received: ☒ Check  
☐ Cash  
☐ Other

*Item 137*

[Signature]  
William E. Hammond, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 105726

1 by Paul Riesner  
wed by [Signature]

DATE: 3/2/82 ACCOUNT: 01-662

the Petition for assignment of a

AMOUNT \$25.00

RECEIVED FROM: Paul G. Riesner

FOR: Filing fee for Case #82-212-A (Riesner)

2614233 3

250.00

VALIDATION OR SIGNATURE OF CASHIER